



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 21, 2015

Amine Klaeb
2322 E. Florence Avenue
Huntington Park, CA 90255

**REGARDING: PROJECT NO. R2014-01955-(2)
CONDITIONAL USE PERMIT NO. 201400084
2322 E. FLORENCE AVENUE (APN 6025-029-006)**

Hearing Officer John Calas, by his action of **October 20, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **November 3, 2015. Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Kevin Finkel, AICP of the Special Projects Section at (213) 974-4854, or by email at kfinkel@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement

MKK:KAF

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01955-(2)
CONDITIONAL USE PERMIT NO. 201400084**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400084 ("CUP") on October 20, 2015.
2. The permittee, Amine Klaeb ("permittee"), requests the CUP to authorize the continued sale of beer and wine for off-site consumption at an existing Shell gas station mini-mart with no changes from the previous approval ("Project") on a property located at 2322 E. Florence Avenue in the unincorporated community of Florence-Firestone ("Project Site") in the C-3 (Unlimited Commercial) Zone pursuant to Los Angeles County Code ("County Code") section 22.28.210.
3. The Project Site is approximately 0.28 acres) in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with an existing Shell gas station including fueling stations and a mini-mart.
4. The Project Site is located in the Walnut Park Zoned District and is currently zoned C-3.
5. The Project Site is located within the C (Major Commercial) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:

North: City of Huntington Park
South: R-2 (Two-Family Residence) Zone, C-3-CRS (Unlimited Commercial, Commercial-Residential) Zone, R-3-NR (Limited Multiple Residence-Neighborhood Revitalization) Zone
East: City of Huntington Park, C-3 Zone, C-3-CRS Zone, R-3-NR Zone
West: City of Huntington Park, C-3 Zone, C-3-CRS Zone, R-2 Zone
7. Surrounding land uses within a 500-foot radius include:

North: Commercial, restaurant, single- and multi-family residences
South: Commercial, restaurant, single- and multi-family residences
East: Commercial, restaurant, single- and multi-family residences
West: Commercial, restaurant, single- and multi-family residences
8. Conditional Use Permit No. 03-294-(1) authorized the sale of beer and wine for off-site consumption in April 2004. Plot Plan 16523 authorized the conversion of an existing auto repair facility associated with the existing gas station into a mini-mart in October 2004.

9. The site plan for the Project depicts an existing Shell gas station located at the southwest corner of the intersection of Florence and Santa Fe Avenues. The gas station consists of three fuel stations, an approximately 1,724-square-foot mini-mart, eight parking spaces, and other site improvements. Ingress and egress to the site is via two driveways along Florence Avenue and two driveways along Santa Fe Avenue. The mini-mart is located on the southwestern portion of the property. The floor plan for the mini-mart depicts a merchandise sales floor, staff office, cashier area, uni-sex restroom, utility room, and a walk-in cooler and freezer. On the sales floor, there are nine coolers and two freezers for the display and sale of goods; each cooler and freezer consists of five shelves. Distributed throughout the sales floor are two, two-sided gondolas approximately seven feet long consisting of three shelves on each side. Also on the sales floor there is an approximately 16-foot long coffee island with one shelf on each side; three one-sided gondolas consisting of three shelves each; two seven-foot-long shelves along the cashier station; and five, five-foot-long shelves along the staff office wall. The applicant proposes to display alcohol for sale on four shelves in each of two coolers, or just under five percent of the total sales area.
10. The Project Site is accessible via Florence Avenue to the north and Santa Fe Avenue to the east. Primary access to the Project Site will be via two entrances/exits on both Florence and Santa Fe Avenues.
11. The Project provides eight (8) parking spaces, all located along the western edge of the property. All spaces provided are standard spaces of which one is handicap accessible.
12. In a letter submitted on September 30, 2014, the Los Angeles County Sheriff's Department recommended approval of this Project with no recommendations.
13. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000, et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the continued sale of alcoholic beverages in an existing Shell gas station mini-mart with no construction or expansion of use beyond that which was previously existing.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Prior to the Hearing Officer's public hearing, the Department of Regional Planning staff ("staff") did not receive any correspondence regarding this Project.
16. A duly noticed public hearing was held on October 20, 2015 before the Hearing Officer. Following staff's presentation, the applicant, Amine Klaeb, made himself available for questions and noted that he did not object to the project conditions.

There being no further testimony, the Hearing Officer closed the public hearing and approved the project.

17. The Hearing Officer finds that the Project is consistent with the goals and policies of the Countywide General Plan. The request to allow the continued sale of beer and wine for off-site consumption at an existing gas station mini-mart provides a community- and neighborhood-level service appropriately located at the intersection of two major commercial corridors and is consistent with policies encouraging the development of neighborhood-serving commercial uses that provide convenience goods.
18. The Hearing Officer finds that the Project is allowed in the subject zone with the approval of a conditional use permit. Further, the Hearing Officer finds no development standards as set forth in either the C-3 Zone or the Florence-Firestone community standards district apply to the Project.
19. The Hearing Officer finds that the Project Site is located on a well-travelled, prominent commercial intersection in the Florence-Firestone community surrounded by other neighborhood serving commercial uses and served by existing public services.
20. The Hearing Officer finds that the gas station and mini-mart is surrounded by other neighborhood- and community-serving commercial businesses and is developed consistent with both the character of nearby structures the land use pattern of the surrounding area.
21. The Hearing Officer finds that the Project Site, operating as a Shell gas station and mini-mart, currently provides the surrounding community with convenience goods and that the sale of beer and wine for off-site consumption complements the convenience goods already being sold on-site.
22. The Hearing Officer finds that there are no sensitive uses within 600 feet of the Project Site but that there are residential uses to the north, south, east, and west and a community health clinic to the southwest. However, the residential uses and community health clinic are sufficiently buffered by other commercial uses located between them and the gas station and mini-mart and highly trafficked roads.
23. The Hearing Officer finds that the sale of alcohol has been occurring on-site without community complaint since 2004. The Hearing Officer further finds that there are no zoning violations on the property related to the sale of alcohol, none of the Los Angeles County Sheriff calls for service to the Project Site have been related to the sale of alcohol, and there have been no violations from the California Department of Alcoholic Beverage Control ("ABC").
24. The Hearing Officer finds that the Project Site is located in Census Tract 5349, in which ABC allows six licenses for on-site sales and four licenses for off-site sales.

25. The Hearing Officer finds that there are currently seven licenses for on-site sales and 11 licenses for off-site sales in the subject Census Tract include the license possessed by the applicant.
26. The Hearing Officer finds that the Project Site is within an area that has an undue concentration of alcohol sales per ABC standards.
27. The Hearing Officer finds that in addition to the existing license on the Project Site, there are three existing ABC licenses within 500 feet of the Project Site. Two of these establishments have a license for the sale of beer and wine for on-site consumption, and the third establishment has a license for the off-site sale of beer and wine.
28. The Hearing Officer finds that there is an undue concentration of existing alcohol licenses within 500 feet of the Project Site. As such, the applicant is limiting the shelf space for the display of alcohol to just under five percent consistent with Los Angeles County Zoning Code requirements. Further, as the granting of this request would not establish a new location for the sale of alcohol would not be in an increase in the number of facilities able to sell alcohol in the immediate area.
29. The Hearing Officer finds that the continued sale of alcohol incidental to the operation of an existing gas station and mini-mart with no history of ABC-, law enforcement-, or zoning-related violations and located on a easily accessible, well-traveled, prominent intersection will not have an adverse impact on the surrounding community and would contribute to the public convenience and necessity in the surrounding neighborhood.
30. The Hearing Officer finds that the applicant has been operating with one of the existing ABC licenses for the last 10 years and has been doing so without complaint. The sale of alcohol has not resulted in negative impacts to the community.
31. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 15 years.
32. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Florence-Firestone community. On September 15, a total of 85 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, to those on the courtesy mailing list for the Walnut Park Zoned District, and to any additional interested parties.
33. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of

Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction

within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 21000 et seq. of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201400084, subject to the attached conditions.

ACTION DATE: October 20, 2015

MKK:KAF
August 27, 2015

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01955-(2)
CONDITIONAL USE PERMIT NO. 201400084**

PROJECT DESCRIPTION

The project a is request to allow the continued sale of beer and wine for off-site consumption at an existing Shell gas station mini-mart located at 2322 E. Florence Avenue in the unincorporated community of Florence-Firestone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on October 20, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, the continued sale of beer and wine for off-site consumption and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$1,600.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent

information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **December 19, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

19. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
20. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
21. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request;

22. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences, or similar structures.
23. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
24. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.
25. This grant authorizes the sale of alcoholic beverages from 6:00 a.m. to 11:00 p.m. seven days a week.
26. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage in compliance with Section 22.52 Part 10 of the County Code on the premises prohibiting consumption of alcoholic beverages on the premises.
27. No sale of alcoholic beverages shall be made from a drive-in window.
28. There shall be no beer sold in containers under one quart or in less than six-pack quantities.
29. No display of alcoholic beverages shall be made from an ice tub.
30. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises.
31. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, with the exception of official State Lottery machines.
32. Employees on duty after 10:00 pm shall be at least 21 years of age.
33. No beer or wine advertising shall be located on motor fuel islands (pursuant to Title 22).
34. No alcoholic beverages shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.
35. No malt liquors and/or malt based products with alcoholic content greater than five percent by volume shall be sold.

36. There shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
37. The permittee shall provide adequate lighting above all entrances and exits to the premises.
38. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee or required by this grant.
39. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.
40. The sale of fortified wines is prohibited.
41. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
42. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.

Attachments:

Los Angeles County Sheriff's Department Letter dated September 30, 2014